



TAMIL NADU GOVERNMENT GAZETTE

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Panguni 14, Kurothi, Thiruvalluvar Aandu-2056

Part III—Section 1(a)

**General Statutory Rules, Notifications, Orders, Regulations, etc.,
issued by Secretariat Departments.**

NOTIFICATIONS BY GOVERNMENT

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

AMENDMENTS TO THE TAMIL NADU CHANGE OF LAND USE (FROM AGRICULTURE TO
NON – AGRICULTURE PURPOSES IN NON- PLANNED AREAS) RULES, 2017.

[G.O. Ms. No.53, Housing and Urban Development [UD4(1), 28th March 2025,
பங்குனி 14, குரோதி திருவள்ளுவர் ஆண்டு 2056.]

No. SRO A-6(b)/2025.

In exercise of the powers conferred by sub-section (1) of section 122 read with section 47-A of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following amendments to the Tamil Nadu Change of Land Use (From Agriculture to Non-agriculture Purposes in Non-planned Areas), Rules 2017:-

AMENDMENTS.

In the said Rules.—

(1) for rule 3, the following rule shall be substituted, namely: -

“3. Application for permission.- (1) Any person intending to carry out any development in the non-planning area shall apply for permission through online portal provided for the purpose.

(2) In case of development in dry lands for non-agricultural purposes, the applicant while submitting the online application, shall upload the following documents, namely:-

(a) an online affidavit containing that the applicant shall ensure that no other poromboke, government or any other lands not belonging to the applicant are included;

(b) Self-attested copy of the Chitta for the dry land; and

(c) Self-attested copy of the adangal for the recent past three fasli year including current fasli Year; “;

- (2) for rule 4, the following rule shall be substituted, namely:-

"4. Processing of application.- (a) The Director after receipt of the application through online portal, shall obtain the prior concurrence of the Collector of the District concerned in case of wet lands.

(b) In case of dry lands, the Director shall obtain a 'No Objection Certificate' from the Joint Director of Agriculture of the District concerned. The Joint Director of Agriculture shall provide such 'No Objection Certificate' through online portal within a period of thirty days, failing which, 'No Objection Certificate' shall be issued through online in an autogenerated manner.";

- (3) rule 5 shall be deleted;

- (4) for rule 9, the following rule shall be substituted namely: -

"9. Land use conversion charge.- (1) The local authority, on receipt of the prior concurrence of the Director for the development, shall collect land use conversion charge at the rate of 3% of the guideline value fixed under section 47-AA of the Indian Stamp Act, 1899 (Central Act 2 of 1899) along with a non-refundable scrutiny fee of Rs. 1000/- (Rupees one thousand only) per plot and deposit the amount in Government head of account and grant permission for carrying out the development.

(2) The lands acquired for Industrial Parks under the Tamil Nadu Acquisition of Land for Industrial Purposes Act, 1997 (Tamil Nadu Act 10 of 1999), shall be exempted from the collection of land use conversion charges."

KAKARLA USHA,
Additional Chief Secretary to Government.